



**LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**  
1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (800) 845-9011

**EDWARD H. McCANN**  
Executive Director

RECEIVED  
JAN 14 2002  
COMMUNITY DEVELOPMENT

January 11, 2002

Mrs. Patricia W. Kost  
Clerk of City Council  
P.O. Box 60  
Lynchburg, Virginia 24505

Re: 1670 Langhorne Road  
Parcel 017-01-060

Dear Mrs. Kost:

The Authority staff has been working with the City's Inspections Division to address a blighted property located at 1670 **Langhorne** Road. This property has been vacant for an extended period of time and was condemned June 19, 2001, by the city's inspections department. Our staff has also inspected the property noting code violations and deficiencies resulting in its blighted condition. The owner of the property was notified of the deficiencies under section 36-19.5 of the Code of Virginia, but has failed to correct the deterioration of his property.

The above Code section provides that an authority may acquire blighted property after a public hearing and approval of such acquisition by the governing body of the city within which the property is located. This is to request that City Council hold a public hearing to consider the request of the Lynchburg Redevelopment and Housing Authority for authorization to acquire this property pursuant to the above referenced code. Enclosed is a photocopy of the resolution adopted by the Commissioners of the Authority, the notice sent to the owner and a proposed resolution for City Council's consideration.

Please let me know if you need further information.

Very truly yours,

Edward H. McCann

enclosures

## RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 1670 Langhorne Road (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 1670 Langhorne Road; (iv) that the owner of 108 Westover Boulevard was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 1670 Langhorne Road lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 1670 Langhorne Road by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 1670 Langhorne Road;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 1670 Langhorne Road.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

024L

RESOLUTION NO. 7 9 1

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 1670 Langhorne Road, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such **an** extent as to constitute a serious and growing menace to the public health, safety and welfare; and

**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 1670 **Langhorne** Road, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; **(ii)** that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into **full** compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 **(B)** will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 **(B)**, the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 1670 Langhorne Road, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.